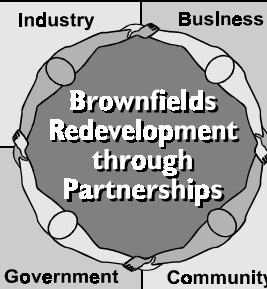


<p><b>City of Long Branch, New Jersey</b>  <b>Brownfields Assessment Demonstration Pilot</b></p> <p>U.S. EPA, Region 2          290 Broadway          New York, New York</p> <p style="text-align: right;">April 2001</p>	
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## Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

## I. Overview

In July 1998, the U.S. Environmental Protection Agency (EPA) selected the City of Long Branch, New Jersey, as a Brownfields Assessment Demonstration Pilot. The City (population 32,000) is an urban community located in central New Jersey, approximately 45 miles south of New York City. Long Branch is the largest urban municipality in Monmouth County.

With its oceanfront location, the City has enjoyed a beach resort history dating back 150 years, during which time it has been summer vacation host to millions. Over the last 20 to 30 years, the City's tourist industry has suffered from beach erosion, a major fire which destroyed the amusement/fishing pier, and increased competition from tourist centers to the south. Losses in seasonal activity and a reduction in new investments have reduced the City's vitality. Despite population growth in surrounding Monmouth County, the population of Long Branch has declined and unemployment is at 9.6 percent.

Long Branch has completed plans for new residential and commercial growth along the City's Redevelopment Zone, a 136-acre oceanfront corridor. This includes a mix of office, retail, light industrial, entertainment and affordable housing. Working together with the City, Long Branch Tomorrow (LBT), a non profit organization, has launched the City's most recent planning initiatives.

## II. Brownfields Pilot Progress

### Implementation Strategy

As part of Long Branch's overall plans for economic and community development of the oceanfront corridor, the City's brownfields strategy seeks to reclaim the area's abandoned and underutilized older industrial sites for a variety of productive uses including light industrial development, commercial development, public open space, entertainment, and water-related enterprises.

With State assistance and community support through LBT, the City's Pilot is guided by the LBT-developed Redevelopment Zone Master Plan. The goal of LBT is to reestablish the identity of Long Branch as a multifaceted community comprising residences, work and leisure

areas through an integrated program of zoning, planning and mixed use development. As part of this overall goal, the Pilot intends to eliminate or minimize the unknown risks associated with brownfields and to educate the City's citizens on brownfields issues.

Pilot funds will be used to prepare an inventory of brownfields in the City's Redevelopment Zone, enhance the involvement of existing community organizations, conduct assessments at selected sites, and prepare cleanup plans for assessed sites.

### **Community Involvement**

Various Long Branch neighborhood and citizen groups have been involved in the redevelopment process since inception. Community involvement in the City's Pilot is primarily through the community-based LBT. One of the planned uses for Pilot funds is to coordinate technical outreach and educational activities that educate interested individuals about the Pilot activities. The outreach services will also be used to enhance the involvement of existing community/neighborhood redevelopment committees.

## **III. Brownfield Site Activities**

### **Site Inventory**

The Pilot has compiled an inventory of 27 candidate brownfield sites, none of which have yet been approved by EPA. Pilot funds will be used to continue the brownfields site identification and completion of an accurate inventory of all known and suspected brownfields sites. The inventory is being compiled by using historic information and environmental databases. Pilot funds will also be used to expand and enhance the City's brownfields and contaminated sites database through the development of geographic information system (GIS) maps. This activity will include precise mapping of sites and sampling points for inclusion in the state's GIS database.

### **Site Selection**

Site selection to date has been directed by the Redevelopment Zone Master Plan developed by LBT. Further site selection and prioritization activities, that use Pilot funds will proceed with community input.

### **Site Assessment and Reuse Planning**

The City will apply for New Jersey Hazardous Discharge Site Remediation funds to use along with Pilot funds for characterization and assessment activities at sites identified in or adjacent to the Oceanfront Redevelopment Zone. Pilot funds will also be used to develop remediation and reuse plans for the targeted sites. Remediation and reuse plans will be tied to the City's overall Redevelopment Zone Master Plan strategy.

## **IV. Measures of Success**

### **Properties Estimated in Brownfields Pilot Areas: 27**

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

### **Properties Reported to be Contained in Pilot Inventories: 27**

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists,

spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further actions sites, etc.

### **Properties Reported to be Targeted by Pilot: 2**

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

## **V. Non-Site Specific Funding Leveraged**

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

### **A. Non-Site Specific Funding Leveraged for Assessment**

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$\_\_\_\_\_

Additional information concerning funding:

### **B. Non-Site Specific Funding Leveraged for Cleanup**

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$\_\_\_\_\_

Additional information concerning funding:

### **C. Non-Site Specific Funding Leveraged for Redevelopment**

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$\_\_\_\_\_

Additional information concerning funding:

## **VI. Current Activities**

The City is continuing efforts to complete the inventory so that the targeted sites may be selected.

## **VI. Contact Information**

### Pilot Contact

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>